

The logo for Rincon Consultants, Inc. features the word "rincon" in a lowercase, sans-serif font. The text is white and is positioned on a dark blue, angular background that resembles a stylized letter 'R' or a corner of a building.

# RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

A black and white photograph of a courtyard. In the foreground, there is a large, circular stone planter with a cactus and other plants. To the right, a multi-tiered stone fountain is the central feature. In the background, a building with a double door and a wooden bench are visible. The scene is surrounded by lush foliage.

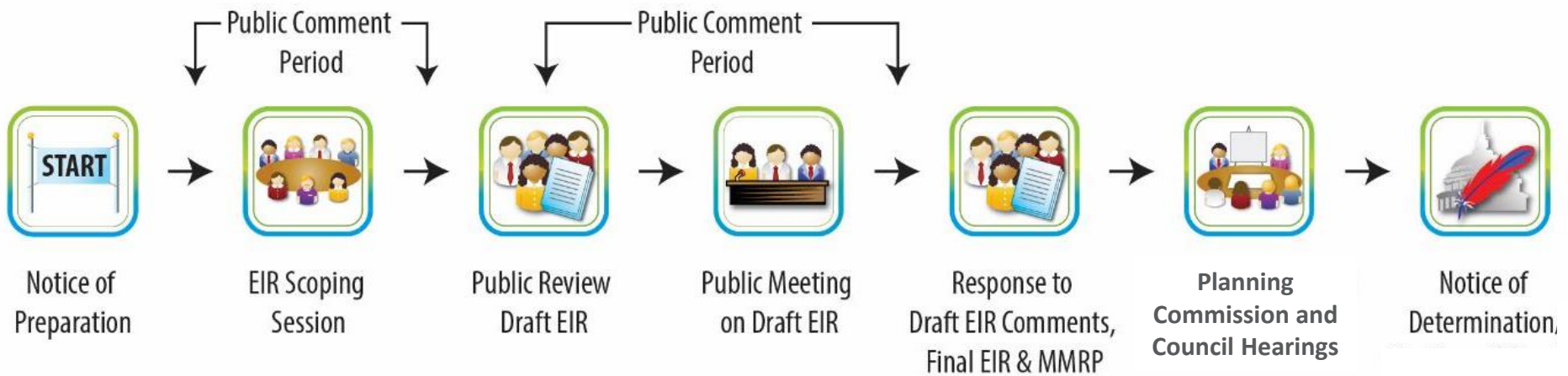
## Piedmont Housing Element Implementation Project Draft EIR

# California Environmental Quality Act (CEQA)

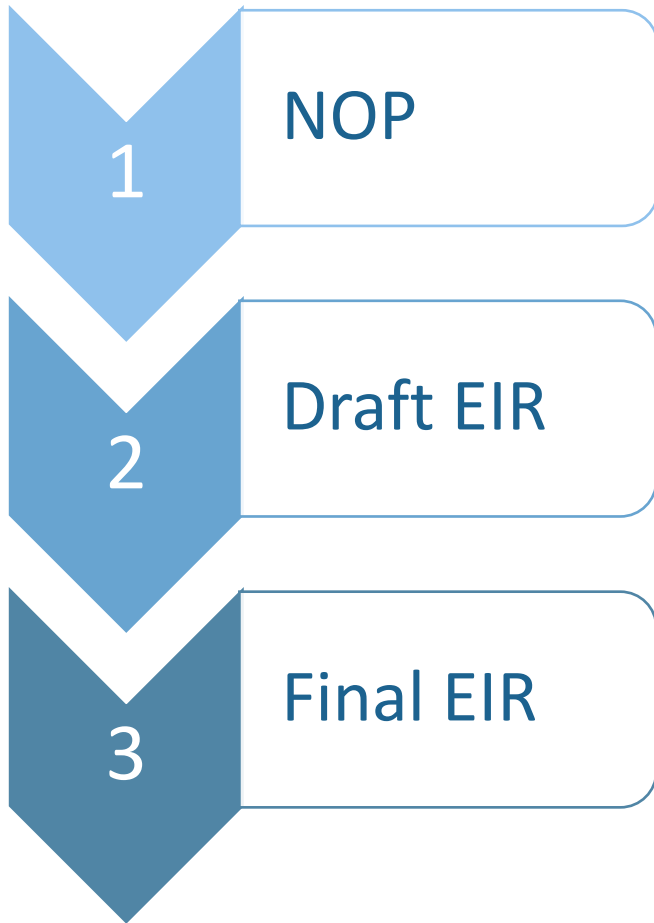
## Purpose of CEQA:

- Disclose the potential significant environmental effects of proposed actions
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in the review of projects
- Enhance public participation in the planning process

# Environment Impact Report (EIR) Process



# CEQA Timeline



Notice of Preparation (NOP) was released February 16, 2022

- 13 written comments
- Verbal comments at Scoping Meeting held by PC on March 1, 2022

45-day Draft EIR comment period:  
**November 3 – December 18, 2023**

Final EIR – January 2024

# Program EIR

- Program EIR presents a citywide assessment of the impacts of the proposed project.
- Analysis of site-specific impacts of individual projects is not required in a Program EIR
- Serves as a first-tier CEQA environmental document
- Development facilitated by the project may use streamlining and tiering opportunities set forth in the CEQA Guidelines.

# EIR Project Description

- Reasonably foreseeable maximum buildout from land use changes associated with Housing Element implementation
  - 652 units – Housing Element sites inventory
  - 394 units - other Housing Element implementation programs
  - Total = EIR assumes 1,048 housing units
  - (Of the 1,048 units, up to 199 units foreseeable within the MCSP Area)
- Moraga Canyon Specific Plan
- Additional General Plan Element Updates
  - Land Use Element
  - Environmental Hazards Element
  - Transportation Element
  - Parks, Recreation, and Open Space Element
  - Community Services and Facilities Element
  - Design and Preservation Element
  - Natural Resources and Sustainability Element.

# List of CEQA Topics

■ Agriculture and Forestry Resources

■ Biological Resources

■ Cultural Resources

■ Geology and Soils

■ Energy

■ Wildfire

■ Public Services

■ Transportation

■ Land Use and Planning

■ Hydrology and Water Quality

Hazards and Hazardous Materials ■

Tribal Cultural Resources ■

Population and Housing ■

Aesthetics/Visual ■

Recreation ■

Noise ■

Air Quality ■

Mineral Resources ■

Greenhouse Gas Emissions ■

Utilities and Service Systems ■



# Draft EIR Impact Analysis

- Environmental Setting/Baseline
- Evaluation of environmental impacts
  - Thresholds of “significance”
  - Impact determination:
    - “no impact”
    - “less than significant impact”
    - “less than significant with mitigation measures incorporated”
    - “significant and unavoidable”



# Moraga Canyon Specific Plan

- EIR examines impacts associated with MCSP Area based on scoping comments and to assist with future streamlining of CEQA review



# EIR Conclusions

- In many cases, less than significant impacts would occur because of new/revised General Plan policies
- Impacts that were found to be Less than Significant With Mitigation Incorporated
  - Geology and Soils
    - Mitigation Measure MCSP-GEO-1 Geotechnical Assessment for Moraga Canyon Specific Plan Area
  - Hazards and Hazardous Materials
    - Mitigation Measure MCSP-HAZ-1 Property Assessment - Phase I and II ESAs
    - Mitigation Measure MCSP-HAZ-2 Soil Management Plan
- Impacts that were found to be Significant and Unavoidable
  - Historic Resources
  - Greenhouse Gas Emissions
  - Construction Noise
  - Transportation (vehicle miles traveled)
  - Wildfire
  - Utilities and Service Systems

# EIR Alternatives

- Alternative 1 – No Project Alternative
  - Continued implementation of the City’s existing plans and policies that would accommodate development in accordance with the existing land use designations, policies, and zoning standards.
- Alternative 2 – Reduced Buildout
  - Assumes that the entirety of the Housing Element is not implemented, but that State laws such as SB 9, AB 1851, AB 2244 and the State Density Bonus Law, would continue to be implemented.
  - Because Alternative 2 slightly reduces the severity of many of the impacts that would result from the proposed project, it is the environmentally superior alternative.

# Conclusion

For information about the proposed amendments to the Piedmont General Plan and City Code, please contact Senior Planner Pierce Macdonald at [pmacdonald@piedmont.ca.gov](mailto:pmacdonald@piedmont.ca.gov) or Associate Planner Gopika Nair at [gnair@piedmont.ca.gov](mailto:gnair@piedmont.ca.gov)